GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

APIIC – Pricing Policy for the "YSR Electronic Manufacturing Cluster" (YSR EMC) at Kopparthy, YSR Kadapa District established under the Modified Electronics Manufacturing Clusters (EMC-2.0) Scheme notified by Ministry of Electronics and Information Technology (MeitY), Government of India for a period of 2 years - Orders - Issued.

INDUSTRIES AND COMMERCE (INFRA) DEPARTMENT

G.O.Rt.No.25 Dated:08.02.2022

Read the following:

1.G.O.Ms.No.44, Ind & Com (Infra) Dept, dt.26.08.2020.
2.G.O.Ms.No.87, Ind & Com (Infra) Dept, dt.01.12.2020.
3.From the VC&MD, APIIC Ltd., Single File No.APIIC-11051/72/2021-FIN SEC-APIIC, dt.03.12.2021.

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ORDER:

In the G.O. 1st read above, orders were issued for setting up of Electronic Manufacturing Cluster under the name "YSR Electronic Manufacturing Cluster" (YSR EMC) at Kopparthy, YSR Kadapa District under the Modified Electronics Manufacturing Clusters (EMC-2.0) Scheme notified by Ministry of Electronics and Information Technology (MeitY), Government of India.

2. In the G.O. 2nd read above, orders were issued extending Special package of Incentives for EMC, Kopparthy. Under the said Scheme, the Government of India will provide 50% of Project cost limited to Rs.350 Crores as Central share.

3. In the proposal 3rd read above, the VC&MD, APIIC Ltd., has submitted that there has been a poor response for the land in YSR EMC for the land cost fixed at Rs.985/- per Sq.Mtr. i.e. Rs.39,86,295/- per Acre valid from 11.09.2021 to 31.03.2022 and the timeline for availing GoI grant of Rs.350.00 Crores for providing infrastructure is also expiring by November, 2023. Accordingly, in the 231st Board Meeting of APIIC held on 23.09.2021, the Board hasresolved to recommend a pricing policy for YSR EMC Kopparthy to Government, in order to promote investments and employment in industrially backward region of Kadapa and speedy implementation of the projects. The Price Fixation & Infrastructure Committee (PF&IC) of APIIC has also deliberated the issue in the Meeting held on 02.12.2021 and recommended a pricing policy for allotment of land on concessional rates and sheds on lease to have inbuilt anchor tenant discount and to increase occupancy without loss to the APIIC. If any entrepreneur is allotted land or shed at concessional price and does not implement the project within stipulated time and request for extension of time (EoT), then the fee for EoT is the difference land cost (i.e., price at which land allotted and existing land rate on the date of granting EoT) to avoid non serious entrepreneurs.

4. The Vice Chairman & Managing Director, APIIC Ltd., has therefore requested Government to approve the pricing policy with validity for a period of 2 years only for allotment of lands & sheds on Outright sale basis instead of lease basis in respect of YSR EMC, Kopparthy, YSR Kadapa District stating that after completion of the 2 years period, the revised price as fixed by APIIC Ltd., will prevail.

5. Government, after careful examination of the proposal hereby approve the following pricing policy of APIIC Ltd., for land and sheds of "YSR Electronic Manufacturing Cluster" (YSR EMC) at Kopparthy, YSR Kadapa District duly providing higher concession to early units, in order to populate the Park in faster manner for a period of 2 years from the date of issue of this order:

A. LAND:

1 to 53 Acres proposed to be sold at (25% of net salable area)	Rs.12.00 Lakhs per Acre
54 Acres to 105 Acres proposed to be sold at (Next 25% salable area)	Rs.18.00 Lakhs per Acre
106 Acres to158 Acres proposed to be sold at (Next 25% salable area)	Rs.26.00 Lakhs per Acre
159 Acres to 210.18 Acres proposed to be sold at (Balance salable area)	Rs.34.10 Lakhs per Acre

The above concessional rates are applicable for industrial plots only but not to Common Facility Centre (CFC) area. The rate applicable for CFC area is 1.7 times of the land rate which is as follows:

(P.T.O.)

- On the first 50% of the CFC area– Rs.946/- PSM (Rs.556/- X 1.7) i.e., Rs.38,28,462/- per Acre.
- On the balance 50% area – Rs.1,434/- PSM (Rs.843/- X 1.7) i.e., Rs.58,03,398/- per Acre.

B. For sale of Sheds (including land cost)

Shed No.1 to 10 will be sold at Rs.1,000/- per Square feet (25% of total number of sheds)	₹ 5.00 Crores per shed
Shed No.11 to 30 will be sold at Rs.1,300/- per Square feet	₹ 6.50 Crores per shed
Shed No.31 to 40 will be sold at Rs.1,600/- per Square feet	₹ 8.00 Crores per shed

C. For lease of Sheds

- Lease rental is Rs.10/- per Square feet per month with the following terms and conditions.

D. Terms and conditions for lease of shed

- Minimum period of the lease i.e., lock-in period shall be 5 years.
- Maximum period of the lease shall be 15 years.
- The lease rent shall be enhanced by 10% on the prevailing rentals for every two years.
- Property tax, building insurance and fire insurance in respect of building will be borne by APIIC if the shed is allotted at the lease rent fixed by the PF & IC of APIIC as the same will be loaded while fixing the lease rent.
- If the shed is allotted at concessional rates (i.e., as per the Government orders) then the property tax, building insurance and fire insurance in respect of building shall be borne by the allottee.
- 6 months advance rent shall be collected from the allottee as Security Deposit.
- Allottee has to pay the lease rent in advance for every month latest by 10th of every month.
- If the allottee fails to pay the rent in time, interest is to be charged @ 9% per annum for the defaulted payments.
- If the allottee wants to vacate the shed, 3 months prior notice shall be given by the allottee after lock-in period of 5 year.

E. Timelines

The above pricing policy for allotment of lands and sheds on Outright sale basis instead of lease basis in respect of YSR EMC, Kopparthy, YSR Kadapa District only with validity up to 31.03.2024. The revised price as fixed by APIIC Ltd., will prevail w.e.f. 01.04.2024.

6. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., shall take further necessary action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT & CIP

To
The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., APIIC Tower, 9th to 11th Floors, Plot No.CFC-1, IT Park, Mangalagiri, Guntur District, A.P. - 522 503.

Copy to:
The Director of Industries, A.P., Mangalagiri, Guntur District - 522 503.
The P.S. to Hon'ble Minister (I&C, IT, SD and Trg), A.P. Secretariat, Velagapudi.
The P.S. to Spl. C.S. to Govt & CIP, Ind & Com Dept, A.P. Secretariat, Velagapudi.
SC/SF.

//FORWARDED BY: ORDER//

SECTION OFFICER